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Church Hill Central Civic Association

Project Response Letter

Address: 3418 R St., Agenda Item #12

October 2, 2023

Mr. David Watson, Senior Planner
Dept. of Planning & Urban Development
City of Richmond
900 E. Broad St.
Rm. 511
Richmond, VA 23223

Dear Mr. Watson:

The Association met with the applicant and their architect earlier this year representing the above referenced project. We appreciated their time and presence, to talk about this development project in Church Hill Central. At that time, the Association sent a number of comments on the plans for the applicant's review and revision in future submittals. All-in-all the Association was supportive of the application, subject to the comments.

We are glad to see that the project is moving forward and received the revised drawings around 9/20/23. Unfortunately, the Association does not meet until after the Planning Commission meeting and we note that while many of the items discussed have been incorporated on these drawings that several items from our discussion earlier have not yet been incorporated into the drawings for the SUP. The following need to be incorporated into the plans per the Association's discussion with the applicant:

1. Items Reviewed that Still Need to be Added to Plans:

- a. Windows:
 - i. Consistent color of all windows throughout. Please note on plans. We are still fighting this issue in our neighborhood and want to see a note on the plans stating consistent window color on all elevations; and
 - ii. Confirm window wrap on all windows. We believe they are included but want to confirm. If so, please note on plans.
- b. Other specific building details:
 - i. Landscape: We note two (2) Plat Plans in the submittal. Per our meeting, please use the smaller Plat Plan as the Plat Plan, removing the

larger one. The smaller should be the defining Plat Plan as it does show landscaping.

- ii. Add walk from steps to sidewalk; and
- iii. Porch/Deck Depth: Porch depth not shown on plans. Please show at 6'.
Overall, very nice, and usable, but need to confirm adequate depth.
- c. Site Infrastructure, e.g., trash can locations, condenser locations/screening, fencing, etc.
 - i. Please confirm that all the existing fencing on parcel will go away or be replaced. I think the privacy fence will need to be adjusted/removed. As to the fence along the front of the property, it we have no problem with it remaining if it is in good condition and can be repaired in a manner that makes it fit with the new construction. If not, please remove.

We have been told by the applicant's architect that they can make the necessary adjustments to the plans to comply with these remaining items. If they can do that, we would be comfortable if the Planning Commission accepted these as additional amendments to be incorporated into the plans submitted for permits, provided that the applicant returns to the Association at their November 2023, meeting to show that they are on the plans that will be submitted to the City for permits.

If you have any questions, please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a stylized flourish extending to the right.

Mark A. Olinger for
Church Hill Central Civic Association

c: Ms. Michelle Bebb, Architecturally Yours
Applicant's Architect

From: [Diane Walker](#)
To: [PDR Land Use Admin](#); [PDR Land Use Admin](#)
Subject: MUST DENY SPECIAL USE PERMIT REQUEST FOR 3418 R STREET
Date: Monday, October 2, 2023 9:57:06 AM

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I implore the Richmond City Planning Commission to deny the request for a special use permit for Fred Dixon and R Street Properties LLC.

Dixon's request to split the existing lot and build a second house is reckless and would have adverse impacts on residents and the North 35th Street neighborhood. It would be damaging to the integrity of the entire area. I vehemently object to this outrageous request and strongly urge the Richmond Planning Commission to shut it down and not allow Fred Dixon and R Street Properties LLC to skirt around ordinance protections by building a second house that is prohibited because it does not even meet the lot area and lot width requirements as stated by the City's Board of Zoning Appeals in 2021. BZA disapproved this very same request to construct this monstrosity on October 1, 2021.

Fred Dixon does not care about our neighborhood. This is purely a money grab and should be stopped.

- Thank you,
Diane Graham Walker